



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2405730
Applicant Name: Brittani Ard
Address of Proposal: 6736 Alonzo Avenue NW

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one (1) parcel into three unit lots. This subdivision of property is only for the purpose of allowing sale or lease of the unit lots. Development standards will be applied to the original parcel and not to each of the unit lots. The construction of one single family house and one two-unit townhouse have been reviewed under Project #2405093 and Permit #746315.

The following approval is required:

Short Subdivision – to subdivide one (1) existing parcel into three unit lots.
(Seattle Municipal Code Chapter 23.24)

BACKGROUND DATA

Zoning: L-1
Date of Site Visit: NA
Uses on Site: Single Family Residential

Substantive Site Characteristics: The proposal site is the fourth lot south of NW 70th Street abutting the east side of Alonzo Avenue NW. The properties to the north and northeast direction are developed with single family dwellings, duplexes, triplexes and one fourplex. Farther to the north along the north and south sides of NW 70th Street within an L-2 RC zone, there are existing retail uses, mixed use development, some single family homes, duplexes, triplexes, and a

condominium. The properties adjacent to the east are developed with single family homes and beyond 14th Avenue NW, it is developed with mostly single family homes and some triplexes. The area to the south is developed with single family homes, a few duplexes, triplexes and a private school. Farther south across NW 67th Street is a parking and sports facility accessory to the Ballard High School. To the west across Alonzo Avenue NW, the existing development is mostly single family homes, a few duplexes, triplexes, a fourplex and apartments. Farther to the west and northwest direction beyond NW 70th Street and Mary Avenue NW, the area is developed with triplexes, townhouses, apartments, mixed use structures, a few single family homes and retail uses that extend into the commercial NC2 zone along 15th Avenue NW.

The streets within the immediate vicinity are improved to standards with curbs, planting strips and sidewalks. The vehicle ingress/egress to the unit garages is off of Alonzo Avenue NW through a common driveway along the south lot line. Pedestrian access to the dwelling units is from Alonzo Avenue NW along the north lot line.

Public Comments:

Four public comment letters and one electronic mail were received during the comment period which started on September 30, 2004 and ended on October 13, 2004. No request for extension of the comment period was received. The most concerns raised in the comments are on-street parking and traffic. Some comments also mentioned about potential decrease in property value, added noise in the neighborhood due to increase density, access issues for emergency vehicles, health hazards due to demolition, potential impact to existing public utilities, and potential lose of existing trees due to new development.

ANALYSIS – SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees; and*

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.*

Summary – Short Subdivision:

Based upon the information provided by the applicant, the referral comments as appropriate from DPD, Fire Department (SFD), Water (SPU), Seattle City Light and Seattle Department of Transportation (SDOT), and the review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. With the existing street rights-of-way improved to City Standards within the zone, this short subdivision can be provided with vehicular access, including emergency vehicles. Adequate provisions for water supply, sanitary sewage disposal and drainage control have been provided for each lot and service is assured subject to standard conditions governing utility extensions. The proposal site is not located in a mapped environmentally critical area and no environmentally critical areas were observed on site, therefore SMC 25.09.240 is not applicable. The proposal site has existing trees; one 6" caliper "Birch", two 3" caliper Apples, and one 6" Apple. These existing trees do not qualify to be designated as exceptional under the Tree Protection Chapter (25.11) of the Seattle Municipal Code. The proponent elected the tree planting option in accordance with the SMC 23.45.015, and as depicted by the landscaping plans approved with the building permit. Since all applicable criteria are met, the public use and interests are served by this proposal and further creates the potential for additional housing opportunities in the City.

ANALYSIS –UNIT LOT SUBDIVISION

Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

- A. *The unit subdivision provisions of SMC Section 23.24.045 apply exclusively to the unit subdivision of land for townhouses, cottage housing developments, residential cluster developments, and single-family residences in zones where such uses are permitted.*
- B. *Sites developed or proposed to be developed with dwelling units listed in subsection A above, may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested. As a result of the subdivision, development on individual unit lots may be nonconforming as to some or all of the development standards based on analysis of the individual unit lot, except that any private, usable open space for each dwelling unit shall be provided on the same lot as the dwelling unit it serves.*
- C. *Subsequent platting actions, additions or modifications to the structure(s) may not create or increase any nonconformity of the parent lot.*

- D. Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard space for cottage housing), and other similar features, as recorded with the Director of the King County Department of Records and Elections.*
- E. A joint use and maintenance agreement has been included on the short plat documents and should also be included on the final documents for recording.*
- F. Within the parent lot, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, as recorded with the Director of King County Department of Records and Elections.*
- G. The facts that the unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot shall be noted on the plat, as recorded with the Director of the King County Department of Records and Elections.*

Summary - Unit Lot Subdivision

Review of this application shows that the proposed short subdivision would conform to applicable standards of SMC 23.24.045 subject to the conditions imposed at the end of this decision. The proposed developments are townhouses and a single family house. The structures, as reviewed under their separate building permits, conform to the development standards for the time the permit application was vested. To assure that future owners have constructive notice that additional development may be limited; the applicant will be required to add a note to the face of the plat that reads as follows: *“The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code.”* A joint use and maintenance agreement will be required as conditioned at the end of this decision. Parking and open space will be provided on each site.

DECISION-SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**. Applicant must meet all standard recording requirements, conditions and/or requirements as attached to approval cover letter. Applicant must provide and expand maintenance agreement as stated below.

CONDITIONS-SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall

1. Comply with all applicable standard recording requirements and instructions.

2. Expand the common maintenance agreement to ensure that all owners are responsible, individually and separately, for the maintenance of the vehicle accesses from the abutting street, the landscaped open spaces, the pedestrian walkways in common use by all the unit owners, the maintenance of the landscaped areas and street trees on the abutting street rights-of-way, and by keeping the area in front of the unit garages free of obstructions to allow vehicle maneuvering at all times.
3. Provide easement as required by City Light for electrical service to the proposed lots per Seattle City Light memorandum P.M. #250301-3-005. Show this easement on the face of the plat.
4. Add the following note to the face of the plat: *'The lots created by this unit subdivision are not separate buildable lots. Additional development on these unit lots in this unit subdivision may be limited as a result of the application of development standards to their parent lot pursuant to applicable provisions of the Seattle Land Use Code.'*
5. Provide an area to allow for the posting of address for Unit Lot B and Unit Lot C at a location visible from Alonzo Avenue NW, and provide a covenant and/or easement to ensure that address signage is maintained.

Conditions of Approval Following Recording

Prior to issuance of any building permit:

1. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to demolish, construct, or change of use.

Signature: (signature on file) Date: December 6, 2004
Edgardo R Manlangit, Land Use Planner
Department of Planning and Development
Land Use Services